
From: "Andrea Spencer" <andrea_spencer1@msn.com>
To: <mac@bright3.org>
Cc: <sfarringtonassoc@yahoo.com>; <e-ful@usa.net>
Sent: Monday, November 01, 2004 9:39 AM
Attach: LCG-Pres.ppt
Subject: Andrea Spencer's Data on LCG Development Corp and Contract

Good evening all!

Please find attached the Construction Service contract for LCG Development Corp. You will also find a Confidentiality Agreement that goes along with the contract.

Next you will find the mini bio on LCG and the presentation prepare for discusses use.

We can meet and discuss the particulars on Monday and ALWAYS know I am available for any interests or questions.

Best Regards,

Andrea Spencer
LCG Development Corp.

USA v. SLOVACEK
3:07-CR-289
DEFENDANT'S
EXHIBIT NO. 79

8/23/2005

LCG

Proposal for a Multi-Family Housing Development

*Bright III – Community Housing Dev. Org.
Rosemont at Scyene*

Presented by:

Andrea Spencer, General Manager
LCG Development Corporation
214-641-0905

Monday, October 25, 2004

CONFIDENTIAL

Project Management

Construction

Consulting

Design/Build

LCG

Construction & Project Management Phase:

LCG Development Corporation, "LCG" will serve as the Owner's representative as Construction Manager for proposed Multi-Family Development at Lancaster and Simpson Street. With services initiating from initial design through project construction to assure the project is completed in projected time frame and within budget.

LCG will have a dedicated project manager on site to perform administrative and managerial services including contract administration, pay requests, supervision and scheduling.

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Project Management

Construction

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Design/Build Phase:

- Contribute local construction knowledge
- Pre-qualify bidders
- Evaluate specialty bidders i.e., previous commitments, performance records, financial strength, etc.
- Review and compare bids
- Recommend vendor selection
- Assist in preparation of contract documents
- Act as Owners Liaison with local and state governmental agencies/authorities
- Secure required building permits (on as needed bases)

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Construction Phase:

- ✓ Form on-site construction team
- ✓ Maintain lines of communication as needed between owner, architect/engineer, construction manager with subcontractors and suppliers
- ✓ Facilitate on-site communication
- ✓ Familiarize all concerned with schedule requirements, correspondence, shop drawings, quality control tests, job safety, site security and payment
- ✓ Insure that needed materials will be available
- ✓ Maintain a full-time representative on site
- ✓ Compare results with time/cost projections
- ✓ Inspect work quality, continually
- ✓ Insure materials meet quality called for in contracts
- ✓ Ongoing update of construction schedule
- ✓ Provide complete monthly reports
- ✓ Provide liaison with local and state building authorities
- ✓ Establish appropriate safety programs
- ✓ Consult on labor issues

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To: <mac@bright3.org>
Cc: <e-ful@usa.net>; <sfarringtonassoc@yahoo.com>
Sent: Monday, November 01, 2004 9:45 AM
Attach: LCG-RESUME (Bright III).doc
Subject: A.Spencer - 4th, LCG Resuem

8/19/2005

Lynnea Consulting Group, "LCG"

HISTORY

Lynnea Consulting Group, "LCG" was formed in 2001 by Andrea L. Spencer and incorporated under the rules and regulations of the State of Texas as a construction & project management consulting firm, general contractor, design/builder for commercial and residential and business/marketing strategist construction manager. LCG has over 8 years experience in Residential Construction, Commercial construction management and Land Development & Acquisition. Many of the services provided through LCG is Marketing and Business Strategy, Financing and Lending, Design/Build and Procurement/Estimating. LCG has affiliations which include licensed Engineers, Architects, Trade professionals and Major distributors.

WHAT WE DO

Since 2001, Lynnea Consulting Group has offered general contracting, design/build and construction management services throughout the Dallas/Ft. Worth metroplex. LCG has operated and established a stable and growing customer base. We can harbor all of your construction needs whether it be a Design/Build project from scratch or simply serving as certified Construction Manager to your site for supervisory purposes.

CONSTRUCTION MANAGEMENT

As Construction Managers, LCG is a professional retained by the Owner to interface with the Design Professional and Trade Contractors on various aspects of the work. The Construction Manager is actively involved in Design review, construction, value engineering, and quality control. LCG's staff of professionals are constantly monitoring all aspects of the project from design inception, zoning and permitting, secure all subcontractors and suppliers through construction and Owner occupancy. As the construction manager we represent your interest exclusively. Architects, engineers, and subcontractors all know that as the Construction Manager we are acting solely as the Owners Representative.

Construction Management allows pure Team effort by establishing clear goals set at project conception. As the Construction Manager we prepare bid packages, assist in pre-bid meetings, which we analyze and advise, on construction proposals and contractors. We develop a master control schedule covering all phases of the project, review, revise, and aid in the preparation of composite trade contractors, progress schedules during the construction period. The advantages of utilizing a Construction Manager consists of; single source responsibility, close relationship between the Owner and Design/Build Team, working together to obtain objectives, promotes direct communication, permits Owner involvement to produce the best product for your investment. In the Design/Build process, the design team works closely with the contractor and owner to provide designs with construction cost and value engineering in mind.

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To: <mac@bright3.org>
Cc: <e-ful@usa.net>; <sfarringtonassoc@yahoo.com>
Sent: Monday, November 01, 2004 9:44 AM
Attach: Confid Agreement-BRIGHT III.RTF
Subject: A.Spencer - 3rd

confidentiallity agreement

8/19/2005

Confidentiality Agreement

The undersigned reader acknowledges that the information is the sole property provided by LYNNEA CONSULTING GROUP, "LCG" in its business plan, land positioning, financials/budgets and any related documents is confidential; therefore, reader agrees not to disclose it without the express written permission of LYNNEA CONSULTING GROUP, "LCG". Any reproduction, distribution or divulgence of the content of this report and any related documents without written consent of LYNNEA CONSULTING GROUP, "LCG" is strictly prohibited.

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Upon request, this document is to be immediately returned to LYNNEA CONSULTING GROUP, "LCG".

Indira

LYNNEA CONSULTING GROUP, "LCG"
(Authorized only by an Officer)

October 27, 2004

DATE _____

2004

Mac Albright, BRIGHT III CHDO
(Authorized only by an Officer)

DATE _____

,2004

DATE _____

Sheila Farrington, Farrington & Associates
(Authorized only by an Officer)